

frontage of 29 1/2 feet and a depth of 79 feet.

Being all and the same real estate described in a deed dated August 1, 1946 from John K. D. Williams, unmarried, and Mavourneen W. Kenley, widow, unto Robert L. Grove and Elizabeth F. Grove, his wife, recorded in Liber 455, Folio 422, one of the Land Records of Frederick County, Maryland.

2. That there is still due and owing unto your Petitioner the principal sum of Fourteen Thousand, Three Hundred and Ninety One Dollars and Seventy Three Cents (\$14,391.73), together with interest at the rate of 4% from December 2, 1954 to January 4, 1958, and insurance premiums, which will more fully appear by reference to the statement of mortgage claim previously filed by your Petitioner in this cause, and which is prayed may be considered a part hereof.

3. That there is contained in said mortgage, the original copy of which has heretofore been filed in these proceedings as "Exhibit I", and which is prayed may be taken and considered a part hereof, the provision - "if default be made in payment of said money, or the interest thereon to accrue in any part of either of them, at any time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the mortgagees, their personal representatives or assigns, or their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged or so much thereof as may be necessary, to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, and which sale shall be made in the following manner, viz: upon giving twenty days' notice of the time, place, manner and terms of sale, in some newspaper printed in Frederick County, and such other notice as by the said Mortgagees, their personal representatives or assigns, may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds, arising from such sale, to apply: First, to the payment